

# **MERRIAM MOUNTAINS SPECIFIC PLAN**

## **APPENDIX U**

### **WILL SERVE LETTERS**

GPA 04-06; SP 04-006; R04-013; VTM5381; S04-035, S04-036, S04-037,  
S04-038; Log No. 04-08-028; SCH No. 2004091166

*for the*

## **DRAFT ENVIRONMENTAL IMPACT REPORT**

**August 2007**

## **Will Serve Letters**

Appendix U includes Project Facility Availability Forms completed by service providers for the proposed project and various service letters. Forms or letters for the proposed project were received from the following:

### Fire

- Deer Springs Fire Protection District
- San Marcos Fire Protection District

### Law Enforcement Services

- San Diego County Sheriff's Department

### Schools

- Fallbrook Union High School District
- San Marcos Unified School District
- Bonsall Union School District
- Escondido Union School District
- Escondido Union High School District

### Utilities Services

- SBC Telephone Services
- San Diego Gas and Electric (SDGE)

### Water

- Vallecitos Water District
- Rainbow Municipal Water District

**FIRE**

# PROJECT FACILITY AVAILABILITY FORM

**FIRE**

*Please type or use pen*

NNP Stonegate Merriam LLP		(949) 367-9400
Owner's Name	Phone	
27071 Cabot Rd., Ste. 106		
Owner's Mailing Address	Street	
Laguna Hills	CA	92653
City	State	Zip

ORG \_\_\_\_\_  
ACCT \_\_\_\_\_  
ACT \_\_\_\_\_  
TASK \_\_\_\_\_  
DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

**F**

*DISTRICT CASHIER'S USE ONLY*

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension ... Case No. \_\_\_\_\_  
☐ Expired Map ... Case No. \_\_\_\_\_  
☒ Other General Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

SEE	ATTACHED	LIST

- B. ☒ Residential ..... Total number of dwelling units 2700  
☒ Commercial ..... Gross floor area 100,000 SF  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

Thomas Bros. Page 1088 Grid J3  
1089 B6  
Project address \_\_\_\_\_  
N. County Metro, Bonsall, Gen. 92069, 92026  
Community Planning Area/Subregion Zip

- C. Total Project acreage 2327 Total lots 2700 Smallest proposed lot \_\_\_\_\_

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: Michael L. Rust Date: 11.14.05  
Vice President

Address: 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653 Phone: (949) 367-9400

(On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District name: Deer Springs Fire Protection District

Indicate the location and distance of the primary fire station that will serve the proposed project: D. S. STA. 2  
Located @ Mesa Rock Rd & Deer Springs Rd.

- A. ☐ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☒ Project is not located entirely within the District and a potential boundary issue exists with the San Marcos Fire District.  
 B. ☐ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is \_\_\_\_\_ minutes.  
☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
 C. ☒ District conditions are attached. Number of sheets attached: 4  
☐ District will submit conditions at a later date.

## SECTION 3. FUELBREAK REQUIREMENTS

*Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.*

- ☐ Within the proposed project \_\_\_\_\_ feet of clearing will be required around all structures.  
☒ The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

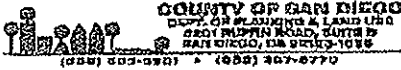
This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Susan Magdaleno Susan Magdaleno Fire Marshal 760 749 8001  
 Authorized signature Print name and title Phone Date

On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:  
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123



JAN 26 2006



**PROJECT FACILITY AVAILABILITY FORM**

**RECEIVED**

**FIRE**

*Please type or use pen*

NNP-Stonegate Merriam LLC (949) 367-9400  
 Owner's Name Phone

27071 Cabot Rd., Ste. 106  
 Owner's Mailing Address Street

Laguna Hills CA 92653  
 City State Zip

ORG \_\_\_\_\_  
 ACCT \_\_\_\_\_  
 ACT \_\_\_\_\_  
 TASK \_\_\_\_\_  
 DATE \_\_\_\_\_ AMT \$ \_\_\_\_\_

**DISTRICT CASHIER'S USE ONLY**

**SECTION 1. PROJECT DESCRIPTION** **TO BE COMPLETED BY APPLICANT**

A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezoning (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension ... Case No. \_\_\_\_\_  
☐ Expired Map ... Case No. \_\_\_\_\_  
☒ Other General Plan Amendment

B. ☒ Residential ..... Total number of dwelling units 2700  
☒ Commercial ..... Gross floor area 100,000 SF  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 2327 Total lots 2700 Smallest proposed lot \_\_\_\_\_

Assessor's Parcel Number(s)  
 (Add extra if necessary)

SEE	ATTACHED	LIST

Thomas Bros. Page 1088 Grid J9  
1089 B6

Project address \_\_\_\_\_ Street \_\_\_\_\_  
North County Metro 92068  
 Community Planning Area/Subregion Zip

OWNER/APPLICANT AGREES TO COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.  
 Applicant's Signature: Michael L. Rust Date: 11-14-05  
 Address: 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653 Phone: (949) 367-9400  
 (On completion of above, present to the district that provides fire protection to complete Sections 2 and 3 below.)

**SECTION 2. FACILITY AVAILABILITY** **TO BE COMPLETED BY DISTRICT**

District name: SAN MARCOS FIRE PROTECTION DISTRICT

Indicate the location and distance of the primary fire station that will serve the proposed project: SEE CONDITIONS

A. ☐ Project is in the District and eligible for service.  
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the District and not within its Sphere of Influence boundary.  
☒ Project is not located entirely within the District and a potential boundary issue exists with the DEER SPRINGS FIRE District.

B. ☒ Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate or will be adequate to serve the proposed project. The expected emergency travel time to the proposed project is \_\_\_\_\_ minutes. SEE CONDITIONS

C. ☐ Fire protection facilities are not expected to be adequate to serve the proposed development within the next five years.  
☒ District conditions are attached. Number of sheets attached: 2  
☐ District will submit conditions at a later date.

**SECTION 3. FUELBREAK REQUIREMENTS**

Note: The fuelbreak requirements prescribed by the fire district for the proposed project do not authorize any clearing prior to project approval by the Department of Planning and Land Use.

☒ Within the proposed project 150 feet of clearing will be required around all structures.  
 The proposed project is located in a hazardous wildland fire area, and additional fuelbreak requirements may apply. Environmental mitigation requirements should be coordinated with the fire district to ensure that these requirements will not pose fire hazards.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: Matthew Kerner Division Chief / Merriam 949-367-9404  
 Date: 1/24/06

On completion of Sections 2 and 3 by the District, applicant is to submit this form with application to:  
 Zoning Counter, Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123

# **Law Enforcement Services**



## San Diego County Sheriff's Department

Post Office Box 939062 • San Diego, California 92193-9062



William B. Kolender, Sheriff

William D. Gore, Undersheriff

January 2, 2006

Fuscoe Engineering (Attn: Hannah Foster)  
6390 Greenwich Drive, Suite 170  
San Diego, CA 92122

Dear Ms. Foster:

The San Diego Sheriff's Department (San Marcos Station) has responsibility for providing police services, which are not traffic-related, to the geographical area of the proposed Merriam Mountain Project at I-15 and Deer Springs Road. Traffic enforcement/ investigation is the responsibility of the California Highway Patrol in all unincorporated areas.

I hope that this letter will assist you in preparing the Environmental Impact Statement.

Sincerely,

WILLIAM B. KOLENDER, SHERIFF

Thomas Bennett, Captain  
San Diego Sheriff's Department  
San Marcos Station

RKJ/rkj



# **Schools**



# PROJECT FACILITY AVAILABILITY FORM

SCHOOL

*Please type or use pen*  
 (Two forms are needed if project is to be served by separate school districts)

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_

TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_

DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

**DISTRICT CASHIER'S USE ONLY**

NNP-Stonegate Merriam LLC (949) 367-9400

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

27071 Cabot Rd., Ste. 106

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

Laguna Hills CA 92653

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

## SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

A. **LEGISLATIVE ACT**

☒ Rezones changing Use Regulations or Development Regulations

☒ General Plan Amendment

☒ Specific Plan

☐ Specific Plan Amendment

B. **DEVELOPMENT PROJECT**

☒ Rezones changing Special Area or Neighborhood Regulations

☒ Major Subdivision (TM)

☐ Minor Subdivision (TPM)

☐ Boundary Adjustment

☐ Major Use Permit (MUP), purpose: \_\_\_\_\_

☐ Time Extension ... Case No. \_\_\_\_\_

☐ Expired Map ... Case No. \_\_\_\_\_

☐ Other \_\_\_\_\_

C. ☒ Residential ..... Total number of dwelling units 10

☐ Commercial ..... Gross floor area \_\_\_\_\_

☐ Industrial ..... Gross floor area \_\_\_\_\_

☐ Other ..... Gross floor area \_\_\_\_\_

D. Total Project acreage 2327 Total number of lots 2700

Applicant's Signature Michael L. Rust

Address 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653

Assessor's Parcel Number(s)  
 (Add extra if necessary)

1	7	2	0	9	1	2	5

Thomas Bros. Page 1088 Grid J1

Project address Lawrence Welk Dr.

Bonsall 92069, 92026

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

Michael L. Rust  
 Vice President Date 11-14-05

Phone (949) 367-9400

(On completion of above, present to the school district to complete Section 2 below.)

## SECTION 2. FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District Name Fallbrook Union High School Dist

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: \_\_\_\_\_ miles: \_\_\_\_\_

Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_ High school: Fallbrook miles: \_\_\_\_\_

☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☒ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service. These 10 units are

☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized signature: Chester E. Gannett Print name: Chester E. Gannett

Print title: Assistant Superintendent Phone: 760-723-6332 6195

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



## PROJECT FACILITY AVAILABILITY FORM

SCHOOL

**Please type or use pen**  
(Two forms are needed if project is to be served by separate school districts)

NNP-Stonegate Merriam LLC (949) 367-9400

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

27071 Cabot Rd., Ste. 106

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

Laguna Hills CA 92653

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_

TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_

DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

## A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
- ☒ General Plan Amendment
- ☒ Specific Plan
- ☐ Specific Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

SEE	ATTACHED	LIST

## B. DEVELOPMENT PROJECT

- ☒ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose: \_\_\_\_\_
- ☐ Time Extension ... Case No. \_\_\_\_\_
- ☐ Expired Map ... Case No. \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Thomas Bros. Page 1088 Grid J3  
1089 B6

## C. Residential ..... Total number of dwelling units ~1000

- ☐ Commercial ..... Gross floor area \_\_\_\_\_
- ☐ Industrial ..... Gross floor area \_\_\_\_\_
- ☐ Other ..... Gross floor area \_\_\_\_\_

Project address \_\_\_\_\_ Street \_\_\_\_\_

N. County Metro 92069

Community Planning Area/Subregion \_\_\_\_\_ Zip \_\_\_\_\_

## D. Total Project acreage 2327 Total number of lots 2700

Applicant's Signature Michael L. Rust Date 11-14-05

Address 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653 Phone (949) 367-9400

Vice-President

(On completion of above, present to the school district to complete Section 2 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District Name: San Marcos Unified School District

If not in a unified district, which elementary or high school district must also fill out a form?

Twin Oaks Elem1 Cassou RdIndicate the location and distance of proposed schools of attendance, Elementary: San Marcos miles: 4-5Woodland Park MS - 1270 Rock Springs Rd, Mission Hills miles: 8-9Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_ High school: 1 Mission Hills Cr miles: 8-9☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/middle ☐ high school. (Check)☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.☒ Project is located entirely within the district and is eligible for service.☐ The project is not located entirely within the district and a potential boundary issue may exist with the school district.

Authorized signature

Executive Director, Facilities Planning &amp; Development

Print title:

Print name: Katherine TannerPhone: 760-290-2650

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



## PROJECT FACILITY AVAILABILITY FORM

SCHOOL

**Please type or use pen**  
(Two forms are needed if project is to be served by separate school districts)

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_

TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_

DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

**DISTRICT CASHIER'S USE ONLY**

SC

Owner's Name: NNP-Stonegate Merriam LLC Phone: (949) 367-9400

Owner's Mailing Address: 27071 Cabot Rd., Ste. 106

City: Laguna Hills State: CA Zip: 92653

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

## A. LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations
- ☒ General Plan Amendment
- ☒ Specific Plan
- ☐ Specific Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

SEE	ATTACHED	LIST

## B. DEVELOPMENT PROJECT

- ☒ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose: \_\_\_\_\_
- ☐ Time Extension ... Case No. \_\_\_\_\_
- ☐ Expired Map ... Case No. \_\_\_\_\_
- ☐ Other \_\_\_\_\_

Thomas Bros. Page 1088 Grid J1

Project address Lawrence Welk Dr.

Bonsall 92069, 92026  
Community Planning Area/Subregion Zip

C. ☒ Residential ..... Total number of dwelling units 10

- ☐ Commercial ..... Gross floor area \_\_\_\_\_
- ☐ Industrial ..... Gross floor area \_\_\_\_\_
- ☐ Other ..... Gross floor area \_\_\_\_\_

## D. Total Project acreage 2327 Total number of lots 2700

Applicant's Signature Michael L. Rust

Address 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653

Michael L. Rust  
Vice President Date 11.14.05  
Phone (949) 367-9400

(On completion of above, present to the school district to complete Section 2 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District Name: BONSALL UNION

If not in a unified district, which elementary or high school district must also fill out a form?  
FALLBROOK H.S.

Indicate the location and distance of proposed schools of attendance. Elementary: BONSALL miles: 6

Junior/Middle: NORMAN L. SULLIVAN miles: 7 High school: FALLBROOK miles: 7 1/2

☒ This project will result in the overcrowding of the ☒ elementary ☒ junior/middle ☐ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☒ Project is located entirely within the district and is eligible for service.

☐ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district.

Authorized signature Wanda A. Jones Print name: Wanda A. Jones

Print title: ASSISTANT SUPERINTENDENT BUSINESS SERVICES Phone: (760) 631-5200 x105

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



# PROJECT FACILITY AVAILABILITY FORM

**SCHOOL**

*Please type or use pen*  
(Two forms are needed if project is to be served by separate school districts)

NNP-Stonegate Merriam LLC (949) 367-9400

Owner's Name \_\_\_\_\_ Phone \_\_\_\_\_

27071 Cabot Rd., Ste. 106

Owner's Mailing Address \_\_\_\_\_ Street \_\_\_\_\_

Laguna Hills CA 92653

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

ORG **RECEIVED** **SC**

ACCT \_\_\_\_\_

ACT \_\_\_\_\_ ELEMENTARY \_\_\_\_\_

TASK \_\_\_\_\_ HIGH SCHOOL \_\_\_\_\_

DATE \_\_\_\_\_ UNIFIED \_\_\_\_\_

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

- A. **LEGISLATIVE ACT**
- ☒ Rezones changing Use Regulations or Development Regulations
- ☒ General Plan Amendment
- ☒ Specific Plan
- ☐ Specific Plan Amendment
- B. **DEVELOPMENT PROJECT**
- ☒ Rezones changing Special Area or Neighborhood Regulations
- ☒ Major Subdivision (TM)
- ☐ Minor Subdivision (TPM)
- ☐ Boundary Adjustment
- ☐ Major Use Permit (MUP), purpose: \_\_\_\_\_
- ☐ Time Extension ... Case No. \_\_\_\_\_
- ☐ Expired Map ... Case No. \_\_\_\_\_
- ☐ Other \_\_\_\_\_
- C. ☒ Residential ..... Total number of dwelling units ~1000
- ☒ Commercial ..... Gross floor area 100,000 SF
- ☐ Industrial ..... Gross floor area \_\_\_\_\_
- ☐ Other ..... Gross floor area \_\_\_\_\_
- D. Total Project acreage 2327 Total number of lots 2700
- Applicant's Signature Michael L. Rust Date 11-14-05
- Address 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653 Phone (949) 367-9400

Assessor's Parcel Number(s)  
(Add extra if necessary)

SEE	ATTACHED	LIST

Thomas Bros. Page 1088 Grid J3  
1089 B6

Project address \_\_\_\_\_ Street \_\_\_\_\_

N. County Metro 92069  
Community Planning Area/Subregion Zip

(On completion of above, present to the school district to complete Section 2 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District Name: Escondido Union School District

If not in a unified district, which elementary or high school district must also fill out a form?  
Escondido Union High School District

Indicate the location and distance of proposed schools of attendance. Elementary: Reidy Creek miles: 5.5

Junior/Middle: Rincon miles: 7.1 High school: \_\_\_\_\_ miles: \_\_\_\_\_

☒ This project will result in the overcrowding of the ☐ elementary ☒ junior/middle ☐ high school. (Check)

☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.

☐ Project is located entirely within the district and is eligible for service.

☒ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district. San Marcos Unified, Bonsall Union, and Fallbrook Union High School Districts.

Per developer, approximately 1015 units fall within EUSD boundaries.

Authorized signature: Gina Manusov 12/8/05 Print name: Gina Manusov

Print title: Assistant Superintendent, Business Services Phone: 760-432-2127

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.



## PROJECT FACILITY AVAILABILITY FORM

SCHOOL

Please type or use pen

(Two forms are needed if project is to be served by separate school districts)

NNP-Stonegate Merriam LLC

(949) 367-9400

Owner's Name

Phone

27071 Cabot Rd., Ste. 106

Owner's Mailing Address

Street

Laguna Hills

CA

92653

City

State

Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE \_\_\_\_\_

ELEMENTARY \_\_\_\_\_

HIGH SCHOOL \_\_\_\_\_

UNIFIED \_\_\_\_\_

Sc

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

A.

## LEGISLATIVE ACT

- ☒ Rezones changing Use Regulations or Development Regulations  
☒ General Plan Amendment  
☒ Specific Plan  
☒ Specific Plan Amendment

B.

## DEVELOPMENT PROJECT

- ☒ Rezones changing Special Area or Neighborhood Regulations  
☒ Major Subdivision (TM)  
☐ Minor Subdivision (TPM)  
☐ Boundary Adjustment  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension ... Case No. \_\_\_\_\_  
☐ Expired Map ... Case No. \_\_\_\_\_  
☐ Other \_\_\_\_\_

C.

- ☒ Residential ..... Total number of dwelling units ~1000  
☒ Commercial ..... Gross floor area 100,000 SF  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

D.

Total Project acreage 2327 Total number of lots 2700

Applicant's Signature

*Michael L. Rust*Michael L. Rust  
Vice President

Date 11-14-05

Address 27071 Cabot Rd., Ste. 106, Laguna Hills, CA, 92653

Phone (949) 367-9400

(On completion of above, present to the school district to complete Section 2 below.)

Assessor's Parcel Number(s)

(Add extra if necessary)

SEE		

ATTACHED		

LIST		

Thomas Bros. Page 1088 Grid J3  
1089 B6

Project address \_\_\_\_\_

Street

N. County Metro

92069

Community Planning Area/Subregion

Zip

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District Name: Escondido Union High School District

If not in a unified district, which elementary or high school district must also fill out a form?

Indicate the location and distance of proposed schools of attendance. Elementary: \_\_\_\_\_ miles: \_\_\_\_\_

Junior/Middle: \_\_\_\_\_ miles: \_\_\_\_\_ High school: Escondido High miles: 3

☒ This project will result in the overcrowding of the ☐ elementary ☐ junior/middle ☒ high school. (Check)☒ Fees will be levied or land will be dedicated in accordance with Education Code Section 17620 prior to the issuance of building permits.☐ Project is located entirely within the district and is eligible for service.☒ The project is not located entirely within the district and a potential boundary issue may exist with the \_\_\_\_\_ school district. San Marcos UnifiedAuthorized signature: *Terri Stafford*

Print name: Terri Stafford

Print title: Administrative Asst

Phone: 760/291-3210

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.

# **Utilities Services**



1-9-06

NNP-STONEGATE MERRIAM, LLC  
c/o BUTSKO UTILITY DESIGN  
17065 VIA DEL CAMPO STE 200  
SAN DIEGO, CA 92127

Re: Will Serve Notice

Dear Vyrna,

This letter is written to confirm that the proposed project MERRIAM MOUNTAIN located at the N/S DEER SPRINGS RD, WEST OF I-15, EAST OF TWIN OAKS VALLEY RD in SAN MARCOS, California is within the Base Rate Area of the SBC California serving area in the SAN MARCOS Exchange. SBC expects to be in a position to provide telephone service to applicants in the above-referenced development upon request in accordance with requirements of, and at the rates and charges specified in, its Tariffs that are on file with the California Public Utilities Commission.

This offer to provide service will terminate 24 months after the date of this letter unless both of the following first occur: 1) you, in your capacity as the developer, enter into a written service agreement with SBC; and, 2) you, in your capacity as developer, pay all charges you are required by SBC's Tariffs to pay.

If you have any questions I can be contacted on 760-489-3642.


Sincerely,

**Jay Mingus**

JAY MINGUS  
SBC DESIGN ENGINEER  
950 W. WASHINGTON ST  
ESCONDIDO, CA 92026  
(760)489-3642



San Diego Gas & Electric  
571 Enterprise Street  
Escondido, CA 92029

A  Semptra Energy utility™

January 12, 2006

NNP-Stonegate Merriam, LLC  
c/o Butsko Utility Design, Inc.  
Mr. Joel Radovan  
17065 Via Del Campo, Ste. 200  
San Diego, CA 92127

Dear Mr. Radovan:

Subject: Merriam Mountain

In accordance with our "RULES FOR THE SALE OF ELECTRIC ENERGY" and "RULES FOR THE SALE OF GAS", filed with and approved by the California Public Utilities Commission, gas and electric facilities can be made available to the area north of Dear Springs Road, west of Interstate 15, within the County of San Diego.

If purchaser is to pay any cost for the installation and/or extension of utility service, the costs will be calculated in conformance with our extension and service rules.

Evidence of financial arrangements for the installation of gas and electricity can be obtained from the developer and/or owner based on correspondence from SDG&E on this project.

Our ability to serve future projects in our service territory will depend on the supply of fuel and other essential materials available to us and on our obtaining government authorization to construct the facilities required.

For additional general information, please visit our website at <http://sdge.com/index.html>.

Sincerely,

A handwritten signature in cursive script that reads "Patty McCarty".

Patty McCarty  
Customer Project Planner  
Telephone: (760) 480-7757



**Water**



## VALLECITOS WATER DISTRICT

A PUBLIC AGENCY

201 Vallecitos de Oro • San Marcos, California • 92069-1453 Telephone (760)744-0460

June 5, 2007

County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123-1666

**RE: GPA 04-06 SP04-06 REZ04-013 TM 5381 S04-035, S04-036, S04-037, S04-038  
WATER AND SEWER AVAILABILITY FOR STONEGATE/MERRIAM MOUNTAINS  
APN:172-091, 04,07, 21,25/172-220-11, 14, 16, 17, 18/ 174-190-12,13,20,41,43,44/  
174-210-01,05,07,08,11,12,17,18/ 174-211-04,05,06,07/ 174-280-11,14/174-290-  
02/ 178-100-05,7,26/ 178-101-01,16,17,25,26,27,28/ 178-221-09/  
182-040-36,69/ 186-250-13/186-611-01,07,08,09,11,12,14,15,16,17/ 187-540-  
49,50,51**

### General

As previously stated in availability letters dated October 7, 2003, July 21, 2004, and December 28, 2005, the entire project, with the exception of Assessor Parcel Number 172-091-25, is within the boundaries of the Vallecitos Water District. Annexation of APN 172-091-25 into the Vallecitos Water District, including a Sphere of Influence Amendment, will be required prior to water service being available.

Water service will be provided under the rules and regulations of the District, under normal operating conditions and after all required fees have been paid and all conditions of the District have been satisfied.

The existing reservoir and pipelines in the Coggan pressure zone, which provides service to the referenced properties, were installed through Assessment District proceedings initiated in 1975 by local property owners. A review of the proposed project confirms that a large portion of the project is within the referenced Assessment District and currently has service available. Assessor Parcel Numbers 187-540-49, 50, 51; 186-611-01, 07, 08, 09, 11, 12, 14, 15, 16, 17; 178-100-05, 07, 26; 186-250-13; 174-280-14; 174-280-11,12,14; 174-190-12, 20 and 172-091-25, are not within the original Assessment District but are within the ultimate service limits of the Coggan pressure zone.

Those portions of the project that are not within the original Assessment District were not intended to receive service from the existing system facilities. A review was completed by the District in 1999 to determine if adequate capacity existed in the existing system to allow properties outside of the existing Assessment District to receive service from the referenced facilities, as well as identifying additional facilities required. By Vallecitos Water District Board action, an equitable charge for buy-in to the existing Assessment District was



established to be \$3,082.00 per acre (or portion thereof), as well as the condition to build additional facilities required to provide service.

There are numerous pipelines located throughout the project area that appear to be in conflict with the proposed development. Extensions, relocations and upgrades of these existing pipelines will be required to serve the project. District policy requires that all newly created parcels have frontage on a District main and extensions of facilities to serve each newly created parcel will be required. The exact location of the main line extensions and relocations and improved access will be determined during the design phase of the project.

### **Water**

A portion of the project, Assessor Parcel Numbers, 187-540-49, 50, 51, are within the Deer Springs pressure zone which maintains a hydraulic gradeline of 1235 feet above sea level. The maximum service elevation within this zone is 1140 feet, which provides a static pressure of approximately 40 psi at the meter, the District minimum.

Previous availability letters stated that upgrades to the Deer Springs Pump Station would be required. The pump station upgrade project has since been completed by the District, however it was designed to accommodate the existing Land Use designations for the area. Additional upgrades may be required to accommodate the Land Use changes proposed and must be studied by the project developer. The District is currently studying and designing other Deer Springs pressure zone facilities per the District's adopted 2002 Master Plan. The Impacts of this project will require additional mitigation and may impact the other facilities currently under review by the District. Construction of additional reservoir storage capacity and water transmission mains, as well as payment of a proportionate share of off-site facilities, will be required (see below).

The majority of the property is above the maximum service elevation of the Deer Springs pressure zone and service cannot be provided from this zone. These properties are located within the Coggan pressure zone which maintains a hydraulic gradeline of 1608. The maximum service elevation within this zone is approximately 1500 feet.

The proposed project would substantially alter existing land use zoning. Since the District's 1997 and 2002 Master Plan were based on existing land use data, the demands associated with this densification were not anticipated. To date, the District has completed the Water Supply Assessment for the project and a final draft Merriam Mountain Water Master Plan has been completed to address the project's densification.

The Water Supply Assessment, dated June 2006, identifies long term (20 year) water supplies from both the San Diego County Water Authority and the Metropolitan District of Southern California. The study concluded that sufficient water supplies are expected to be



available over the next 20 years to serve the development.

The Merriam Mountain Water Master Plan, final draft dated July 2006, identifies the project's impact on the District's existing infrastructure and storage facilities. Along with sizing on-site infrastructure necessary to serve the development, the study concluded that the following regional components shall be incorporated at a minimum:

- A new 3.7 million-gallon Deer Springs pressure zone tank
- A new 4.9 million-gallon Coggan pressure zone tank
- Creation of a 1400-foot hydraulic grade pressure zone
- 2 pressure reducing stations from the Coggan pressure zone to the new 1400 pressure zone
- 1 pressure reducing station from the Coggan pressure zone to the Deer Springs pressure zone

The actual location and site specific designs have not been initiated, but will include conditions such as paved access and landscaping to ensure access and provide visual mitigation.

### **Sewer**

Assessor Parcel Numbers 186-611-12, 14, 15, 16, and 187-540-49, 50, 51, are currently within the District's sewer service boundaries and are eligible for service in accordance with District policy. The remainder of the property is not within the sewer boundaries of the Vallecitos Water District, and will require annexation into Sewer Improvement Districts 5 and 6 prior to sewer service being available. The District will not allow annexation of a portion of a property or subdivision nor exclusion of open space properties. The approximate cost of annexation is currently \$2,653 per acre, or portion thereof, plus miscellaneous processing fees.

The closest sewer facilities are in Deer Springs Road at the intersection of Deer Springs Road and Sarver Lane south of the property. These facilities are not adequately sized to provide service to the proposed project. Therefore, the following studies, which are in final draft form, were completed to determine the size and location of on-site infrastructure and analyze the impact that the project will have on the downstream sewer collection and conveyance system, as well as treatment facilities:

- A lift station feasibility analysis (August 18, 2005)
- A wastewater treatment alternatives study (July 2006)
- The Merriam Mountain Sewer Master Plan (July 2006)
- The Merriam Mountain Phased Wastewater Flow Impact Report (March 12, 2007)



Initially, it appeared that the topography of a portion of the project north of proposed Neighborhoods 4 and 5 would preclude it from being served exclusively via a gravity system, and a sewer lift station might have been necessary. Thus, the lift station feasibility analysis was commissioned to size and locate such a facility. However, in subsequent conversations with the developer, this portion of the project has been revised and the use of a lift station may not be an issue at this time. The use of lift stations is strongly discouraged if any other means of providing service are available, including deep sewers or tunnels.

A wastewater treatment alternatives study, final draft dated July 2006, was created to research and analyze several treatment alternatives, including individual on-site residential treatment facilities, clustered community treatment systems, an on-site wastewater treatment facility, and a traditional collection and conveyance system to the Encina Wastewater Treatment Plant. The report concluded that at approximately \$27 million in capital costs and \$500,000 in annual operational and maintenance costs, the traditional collection and conveyance system would be the most viable and cost-effective alternative.

The Merriam Mountain Sewer Master Plan, final draft dated July 2006, identifies the project's wastewater generation rates and required on-site collection infrastructure. This study concluded that the densification creates an average of 0.52 million gallons per day of additional sewage flow than what was anticipated for this project's service area in the 2002 VWD Master Plan.

Because the densification creates a significant additional sewage flow than was planned for in the 2002 Master Plan, the District commissioned the Merriam Mountain Phased Wastewater Flow Impact Report to determine the affect of the project on the District's downstream sewer collection system and treatment facilities. This report concluded the following:

- Approximately 28,200 feet of the District's sewage collection and conveyance piping, ranging in size from 8-inch to 39-inch through the interceptor will be impacted. This includes impacts to the required conveyance pipeline size, impacts to the conveyance pipeline replacement schedule, or both. The impacts will require upsizing of the existing collection and conveyance piping prior to the project's connection to the District's sewer system.
- The District's parallel land outfall pipeline to the Encina Wastewater Treatment Plant, which was scheduled to be installed by 2014, will need to be expedited by a year based on the project's proposed schedule. In addition, the District anticipates attributing a portion of the parallel outfall's cost to the project based on the



percentage of outfall capacity that it will utilize.

- The project will require the purchase of an additional 0.52 million gallons per day of both liquids and solids treatment capacity and ocean disposal at the Encina Wastewater Treatment Plant. The capacity will likely have to be purchased from another member agency that has excess capacity in the treatment plant. The total value of said capacity is estimated at \$13.90 per gallon, based on the cost of the current Phase V expansion at the Encina Treatment Plant.

### **Conclusion**

**Significant water and sewer improvements will be required as a condition of development of the referenced project. Project specific facilities and required phasing of the improvements will be included in the final design reports and development agreement for the project. The facilities referenced were listed as examples of the improvements required and are not intended to be a complete list.**

Water or sewer facilities not within the public right-of-way each will require a minimum 20-foot wide easement granted to the District. Relocation of existing water mains into future proposed roadways will also be a condition of the project. The District may require additional easements through private properties for future extensions. The owner of the project is responsible for obtaining any easements, including expenses incurred.

This letter is issued for planning purposes only, and is not a representation, expressed or implied, that the District will provide service at a future date. The Vallecitos Water District relies 100 percent on imported water supplies and, although the District may have available capacity at this time, due to the uncertainty of water supplies, water may not be available at the time the project is built. Commitments to provide service are made by the District's Board of Directors and are subject to compliance with District fees, charges, rules, and regulations.

If there are any additional questions please contact me at (760) 752-7132.

Sincerely,



Cheryl Brandstrom  
Engineering Supervisor

cc: Dennis Lamb, Director of Engineering and Operations  
Ken Gerdes, Engineering Manager

# PROJECT FACILITY AVAILABILITY FORM

**WATER**

Please type or use pen



NNP-Stonegate Merriam LLC (858) 674-1300  
Owner's Name Phone

10815 Rancho Bernardo Rd., Ste. 310  
Owner's Mailing Address Street

San Diego CA 92127  
City State Zip

ORG \_\_\_\_\_

ACCT \_\_\_\_\_

ACT \_\_\_\_\_

TASK \_\_\_\_\_

DATE 5/15/05 AMT \$ 30

DISTRICT CASHIER'S USE ONLY

## SECTION 1. PROJECT DESCRIPTION

## TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☒ Specific Plan or Specific Plan Amendment  
☐ Minor Subdivision (TPM) ☐ Certificate of Compliance: \_\_\_\_\_  
☐ Boundary Adjustment  
☒ Rezone (Reclassification) from \_\_\_\_\_ to \_\_\_\_\_ zone.  
☐ Major Use Permit (MUP), purpose: \_\_\_\_\_  
☐ Time Extension ... Case No. \_\_\_\_\_  
☐ Expired Map ... Case No. \_\_\_\_\_  
☒ Other General Plan Amendment

Assessor's Parcel Number(s)  
(Add extra if necessary)

1	7	2	0	9	1	2	5

- B. ☒ Residential ..... Total number of dwelling units 10  
☐ Commercial ..... Gross floor area \_\_\_\_\_  
☐ Industrial ..... Gross floor area \_\_\_\_\_  
☐ Other ..... Gross floor area \_\_\_\_\_

C. Total Project acreage 2327 Total number of lots 2700

- D. Is the project proposing the use of groundwater? ☐ Yes ☒ No  
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Bros. Page 1088 Grid J1

Project address Lawrence Welk Dr.  
Street

Bonsall 92026  
Community Planning Area/Subregion Zip

Owner/Applicant agrees to pay all necessary construction costs, dedicate all district required easements to extend service to the project and COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: [Signature] Date: 5/2/07

Address: 10815 Rancho Bernardo Rd., Ste. 310, San Diego, CA, 92127 Phone: (858) 674-1300

(On completion of above, present to the water district to establish facility availability. Section 2 below.)

## SECTION 2. FACILITY AVAILABILITY

## TO BE COMPLETED BY DISTRICT

District name Rainbow Municipal Water Dist Service area Bonsall

- A. ☒ Project is in the district.  
☐ Project is not in the district but is within its Sphere of Influence boundary, owner must apply for annexation.  
☐ Project is not in the district and is not within its Sphere of Influence boundary.  
☐ The project is not located entirely within the district and a potential boundary issue exists with the \_\_\_\_\_ District.  
 B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached \_\_\_\_\_. (Number of sheets)  
☐ Project will not be served for the following reason(s): \_\_\_\_\_

- C. ☐ District conditions are attached. Number of sheets attached: \_\_\_\_\_  
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: \_\_\_\_\_  
☒ District will submit conditions at a later date.  
 D. ☐ How far will the pipeline(s) have to be extended to serve the project? \_\_\_\_\_

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized signature: [Signature] Print name: BRIAN C. LEE

Print title: DISTRICT ENGINEER Phone: 760 728-1178 Date: 5/15/07

**NOTE: THIS DOCUMENT IS NOT A COMMITMENT OF SERVICE OR FACILITIES BY THE DISTRICT.**

On completion of Section 2 by the district, applicant is to submit this form with application to the Zoning Counter at the Department of Planning and Land Use, 5201 Ruffin Road, Suite B, San Diego, CA 92123.